

**CITY OF ISSAQUAH  
DEVELOPMENT COMMISSION  
NOTICE OF DECISION**

**TO:**

E. Dennis Riebe  
Reibe & Associates, Inc.  
1123 Maple Avenue SW  
Suite #270  
Renton, WA 98057

Michael Richards  
MSR Home Building LLC  
27901 Redmond Fall City Road  
Redmond, WA 98053

**SUBJECT:**

**The Timberlake**  
**Site Development Permit, PLN09-00005**  
**Administrative Adjustment of Landscape Standards: PLN11-00015**  
**Administrative Adjustment of Height Standards: PLN09-00013**

**LOCATION:**

4615 West Lake Sammamish Pkwy. SE

**DECISION DATES:**

April 30, 2012 (Notice of Decision Issued)  
April 27, 2012 (Findings of Fact signed by Dev. Comm. Chair)  
April 4, 2012 (Decision by Development Commission)

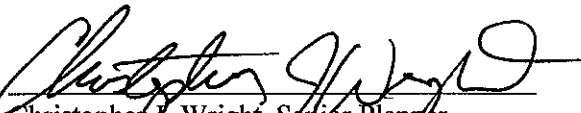
**REQUEST:**

An application for a Site Development Permit for the development of a 42-unit residential building. The building consists of four stories of residential units over two levels of parking garage. The existing wetlands and buffers on the site will be expanded and enhanced.

The project includes an Administrative Adjustment of Standards for Height. The allowable base building height in the Multifamily High Density zone (MF-H) is 40 feet. The building will be 55-feet 9-inches. The applicants proposed under-building parking, increased open space, and upper floor step-backs. An Administrative Adjustment of Landscape Standards was also submitted to allow continued encroachment of the driveway into the 5-foot side yard setback.

**DECISION MADE:**

The Development Commission reviewed the project at a Public Hearing on April 4, 2012, and approved The Timberlake Site Development Permit, PLN09-00005, the subsequent Administrative Adjustments of Standards, PLN11-00015 and PLN09-00013, subject to all terms and conditions of the Staff Report dated April 4, 2012, and Exhibits 1 through 26. **Approval of this application is based on the attached Findings of Fact, Reasons for Decision, and Decision Made, and is subject to the conditions therein.**

  
Christopher J. Wright, Senior Planner

4/30/12  
Date